

**ZONING BOARD OF APPEALS**  
**MINUTES OF JULY 1, 2015 – 7:00 P.M.**

1. The regularly scheduled meeting of the Zoning Board of Appeals was called to order at 7:00 p.m.
2. A quorum was present. Gil Snyder, Bruce Boreson, Chairman Mark Cwik, Frank Grieshamer, Kathy Mennella, George Snarski, Village Attorney Matt Welch, Eric Richard (Village Planner), and Zoe Heidorn (Village Planner). Absent: Rafael Nunez, Lisa Manzo (Secretary).

The Members discussed the validity of the ruling for ZBA 15-09 that took place at the previous meeting held on June 3 of 2015. Mr. Welch explained that Village Code requires the “concurrence” of 4 members, not an “affirmative” vote of 4 members. He apologized for incorrectly informing the Members at the previous meeting that Member Grieshamer’s abstention should have been deemed a concurrence and in effect, the ZBA recommended approval of the application for a Text Amendment.

The members discussed the minutes of the previous meeting, which documented that the motion for approval of ZBA 15-09 was carried. Mr. Welch proposed a reconsideration of ZBA 15-09.

3. Member Grieshamer made a motion to amend the minutes of June 3, 2015, to record that the motion to approve ZBA 15-09 was denied and place them as file as amended. The motion was seconded by Member Mennella. All in favor. The motion was carried.
4. Old Business:           ZBA 15-09  
                                  Village of Franklin Park  
                                  9500 W Belmont, Franklin Park IL

Member Grieshamer made a motion to reconsider ZBA 15-09. He stated that this hearing is to reconsider a Text Amendment to Franklin Park Village Code regarding the regulation of signage. Member Mennella seconded the motion. All in favor. The motion was carried.

Mr. Welch reminded the Members that Member Mennella is not permitted to participate in the vote as she was absent at the previous meeting and did not hear the petitioner’s testimony.

Member Grieshamer made a motion to “approve ZBA 15-09 for a Text Amendment

to Franklin Park Village Code, Sections 9-5G-4 and 9-9-2 regarding the regulation of signage.” Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Nunez-Absent; Member Snarski-Yes; Member Snyder-No; Chairman Cwik-Yes; Member Grieshamer-Yes. Four (4) Ayes, One (1) Nays, One (1) Absent, The motion was carried.

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5. New Business: ZBA 15-10  
Dave Tamez – Redux Restoration  
11127 Franklin Avenue  
12-20-300-077-0000

Charman Cwik stated that this hearing is for a Conditional Use for “storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding” per 9-6B-3 of the Franklin Park Zoning Code for the property commonly known as 11127 Franklin Avenue.

Member Grieshamer made a motion to enter in any and all department reports, memos, new and revised reports and testimony into the record. Member Snyder seconded the motion. All in favor. The motion was carried.

Ms. Heidorn stated that she is providing the Members with an additional site plan of the subject property to clearly illustrate the location of 11127 Franklin Avenue within the multiunit building at 11125-11127 Franklin Avenue.

Mr. Tamez came forward at this time and gave an opening presentation to the members and to the audience. He described the proposed business operations of Redux Restoration. The business will provide restoration, customization, reparation and retrofitting services for high-end automobiles. Mr. Tamez will install body kits, provide custom paint jobs and upgrade automobile parts to the specification of the owner.

Member Boreson asked the applicant how many cars per week would be worked on and how many would be stored on-site at a given time. He also asked where the cars would be stored on-site.

Mr. Tamez responded that body kit applications take an average of ninety (90) days and that he will complete an average of two (2) cars per week. He continued to explain that the no more than ten (10) cars would be stored on-site at any given time. Mr. Tamez also responded that all cars would be stored inside the building.

Member Boreson asked the applicant how many cars he could potentially store inside the building. He also asked if there will be enough parking to serve the cars being restored and the business’s employees.

Mr. Tamez explained that he has been unable to develop a detailed interior plan because the unit is currently occupied by another tenant. He stated that the unit is 27 feet by 127 feet in area. He estimates that he will be able to fit two car lifts, a spray booth and three (3) to four (4) work stalls in the space. Mr. Tamez explained that only two (2) employees will be working in the shop to start. He hopes that three (3) to four (4) additional employees will be hired in the future. With nine (9) parking spaces to the rear of the unit for his sole use, he explained that he will have sufficient parking for his employees, and any cars briefly parked outdoors.

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Member Grieshamer asked and Member Snarski asked the petitioner where scraps and spare automobile parts will be stored or disposed of.

Mr. Tamez stated that due to their value, all scraps will be hauled away quickly. He explained that spare parts will be sold online. He stated that customers who buy the parts will not visit the shop. The parts are ordered online and delivered to purchasers via common shipping providers. Mr. Tamez stated that no scraps, spare parts or automobiles in disrepair will be stored outside. He will only park one (1) or two (2) functioning company vehicles outside.

Member Grieshamer asked the petitioner if he intends to purchase cars and sell them from the property.

Mr. Tamez explained that he has no intention of purchasing cars or selling them from the property. He is only a service-provider for high-end automobiles.

Member Mennella asked the petitioner to state the proposed hours of operation.

Mr. Tamez stated that the business will operate between the hours of 8 AM and 8 PM Monday through Friday and between the hours of 8 AM and 12 PM on Saturday.

Member Grieshamer asked Mr. Tamez to provide some detail about his background in the business of automobile restoration.

Mr. Tamez explained that he has been working in the business of automobile repair and restoration since he was fourteen (14) years old. He said he had shops when he was

younger but did not want the responsibility of managing them. As a result, he worked as an employee in shops for many years. At the age of 50, he is now ready to take on the responsibility of owning his own shop again.

The Members discussed any potential odors produced by the business. Mr. Tamez explained that the spray booth and recyclers will function to prevent odors from escaping the facility.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that because no members of the public came forward, he closed public session.

Board Discussion began at 7:18 PM.

The Members discussed the applicant's request for a Conditional Use. They found no problem with the proposed operations taking place at the subject property. The Members discussed the benefits of its location within the I-2 General Industrial zoning district.

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Board Discussion ended at 7:20 PM.

Member Grieshamer made a motion to approve ZBA 15-10, a Conditional Use for “Storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding” per 9-6B-3 of the Franklin Park Zoning Code for the property located at 11127 Franklin Avenue in Franklin Park, Illinois subject to the following conditions: (1) That all work on the premises be located inside the building; (2) That no storage of materials or vehicles be located outside the building; and (3) That this proposed use complies with all Village, State and Federal regulations at all times. Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Nunez-Absent; Member Mennella-Yes; Member Snarski-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Six (6) Ayes, Zero (0) Nays, One (1) Absent. The motion was carried.

6. Staff Update: Staff updated the Members on recent activities and projects of the Department of Community Development and Zoning.
7. Public Comment: None.
8. A motion was made by Member Grieshamer to adjourn the meeting of the Zoning Board of Appeals. It was seconded by Member Snyder. All in favor. Motion carried.

The meeting adjourned at 7:27 p.m.

Respectfully Submitted,

Zoe Heidorn  
Village Planner